This instrument was prepared by:
Dependable Abstract NY LLC
2433 Knapp Street-Suite 303
Brooklyn, N.Y. 11235

Once recorded, return to:
Cane, Boniface & Eisen, PC
62 Burd Street, Suite 1
Nyack, NY 10960

Karen Johnson Davidson County
Batch# 1145563 DEEDQC
06/11/2024 08:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240611-0043492

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten US Dollars ($ 10.00) in hand, paid to the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency , of which are hereby acknowledged, Ladan Ahmadi unmarried with an address of 455 East 86th Street, Apt. 9B, New York, New York 10028 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Ladan Ahmadi, as Trustee of the Ladan Ahmadi Trust , with an address of 455 East 86th Street, Apt. 9B, New York, New York 10028 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 092-160D-124.00-CO

The property identified herein ☑ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Quicken Loans Inc.

Address: 1050 Woodard Avenue, Detroit, MI 48226-1906

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: June 3, 2024

Printed Name: Ladan Ahmadi

Grantor Signature: _____ Date: June 3, 2024

Printed Name: Ladan Ahmadi

1st Witness Signature: _____ Date: June 3, 2024

Printed Name: Jessica Colón

2nd Witness Signature: _____ Date: June 3, 2024

Printed Name: Donitza Portales Gomez.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Tennessee~~ New York)
County of New York)

On June 3, 2024 before me, a Notary Public Licensed in the State of New York ,
personally appeared Ladan Ahmadi ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Lauren Eisen

My Commission Expires 9/3/25

LAUREN PERETZ EISEN
Notary Public, State of New York
No. 02EI6288193
Qualified In Rockland County
Commission Expires September 03, 2025

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

A certain condominium located in Davidson County, Tennessee, being Unit No. 124 and Parking Space No. 37 of Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seg. of the Tennessee Code Annotated, under the Master Deed establishing The Bristot on Broadway of record in Instrument Number 20050517-0055639, amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility casements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with a .39% interest in the common elements as provided for in said Master Deed.

Being and intended to be the same premises conveyed to the Grantor in deed recorded in Instrument No. 20180509-0044627

This is improved property known as 1803 Broadway, Unit 124, Nashville, TN 31203.

Certificate of Authenticity

I, Lauren Eisen, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 3, 2024.

Name: Lauren Eisen
Title: Attorney
Date 06/03/2024
STATE OF New York
COUNTY OF Rockland

Sworn to and subscribed before me on 06/03/2024.
Notary Public: Brandi E. Blanchette
My Commission Expires: May 31, 2028

Brandi E Blanchette
Notary Public - State of New York
Number: 01BL6343066
Residing in Orange
Commission Expires May 31, 2028